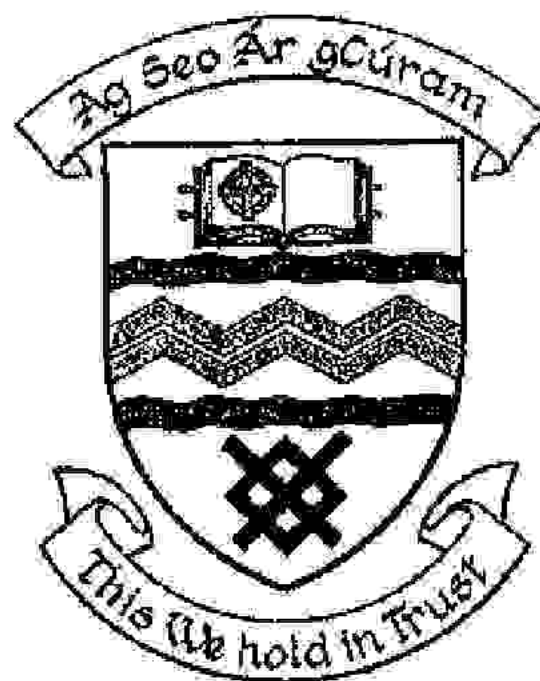


C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3300	Date of Decision 02/11/2001
Register Reference S01A/0583	Date 05/09/01

Applicant Michael McVeigh
Development Dormer bungalow to side of existing house.
Location 59 Dangan Park, Kimmage Road West, Kimmage, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE OUTLINE PERMISSION in respect of the above proposal.

For the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

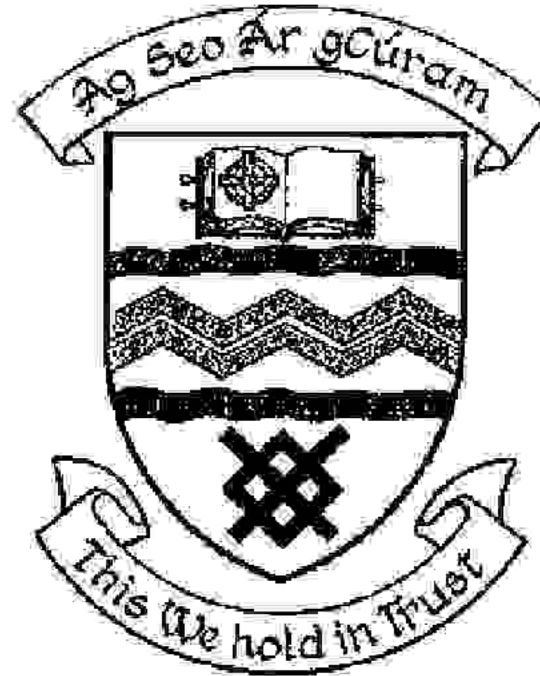
 02/11/01
for SENIOR ADMINISTRATIVE OFFICER

D.J. Halpin
15 Carriglea Drive,
Firhouse,
Dublin 24.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0583

Reasons

- 1 Having regard to the single storey character of the immediately adjoining dwellings, the proposed development, by virtue of its dormer style and its proximity to the boundary of adjoining properties, would result in overshadowing and loss of outlook which would seriously injure the amenities of property in the vicinity.
- 2 The proposed development would result in rear garden depths for both the existing and proposed houses that would fall considerably short of the standard set out in the South Dublin County Development Plan, 1998. As such, the proposal would provide inadequate residential amenity for the occupants of both the existing and proposed dwellinghouse.
- 3 The site is located in an area zoned 'A', the objective for which is to 'protect and/or improve residential amenity'. For the reasons outlined above, the proposed development would contravene materially this Development Plan zoning objective for the area.